

IN RE: PETITION FOR VARIANCE  
N/S Pleasant Hill Road, 1750' W  
of Reisterstown Road  
(32 Pleasant Hill Road)  
4th Election District  
3rd Councilmanic District  
Edward C. Chavatel, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 94-172-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the owners of the subject property, Edward C. and Virginia H. Chavatel. The Petitioners seek a special hearing to approve an amendment to the Final Development Plan of Pleasant Hills to revise the tract boundary of this subdivision by removing Lot 1 thereof and to revise the area, density, parking and open space calculations accordingly, as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Edward C. Chavatel, property owner, his son, Richard G. Chavatel, and Cynthia Bowden, Professional Land Surveyor. There were no Protestants.

Testimony indicated that the subject property, known as 32 Pleasant Hill Road, consists of 0.952 acres, more or less, zoned D.R. 3.5 and is improved with a single family dwelling, detached garage and shed. Said property is also known as Lot 125 of Pleasant Hills. The Petitioners filed the instant Petition to remove their lot from the Pleasant Hills subdivision in order to permit a minor subdivision of this lot to create two lots, one of which would contain the existing improvements and the other which would be developed with a single family dwelling. Testimony revealed that the subject property was originally included in the final development plan for Pleasant Hills but was never developed in accordance with that plan.

Inasmuch as this property is located within 300 feet of a residence in that development, the relief requested in the special hearing is necessary in order to proceed as proposed. The Petitioners testified that they notified the affected residents of their plans and that there was no opposition to their request pursuant to this Petition. Upon the granting of this relief, the Petitioners shall proceed through the minor subdivision process to create the two lots noted above.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13<sup>th</sup> day of December, 1993 that the Petition for Special Hearing seeking approval of an amendment to the Final Development Plan of Pleasant Hills to revise the tract boundary of this subdivision by removing Lot 1 thereof and to revise the area, density, parking and open space calculations in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

Baltimore County Government  
Zoning Commission  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

December 13, 1993

(410) 887-4386

Mr. & Mrs. Edward C. Chavatel  
1 Chesham Court  
Hunt Valley, Maryland 21030

RE: PETITION FOR SPECIAL HEARING  
N/S Pleasant Hill Road, 1750' W of Reisterstown Road  
(32 Pleasant Hill Road)  
4th Election District - 3rd Councilmanic District  
Edward C. Chavatel, et ux - Petitioners  
Case No. 94-172-SPH

Dear Mr. & Mrs. Chavatel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

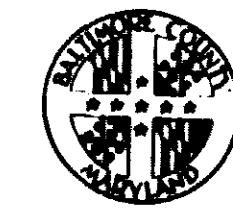
In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,  
*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Ms. Cynthia Bowden, Miller-Bowden Associates, Inc.  
461 Main Street, Reisterstown, Md. 21136

People's Counsel  
PVC



## Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 32 Pleasant Hill Road  
which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and just attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 505.1 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve

an amendment to the Final Development Plan of PLEASANT HILLS SUBDIVISION: to revise the tract boundary by removing lot 1 from the overall subdivision, and to revise area, density, parking, and open space calculations accordingly.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchased/Leased:

Type of Petition:

Signature:

Address:

City:

State:

Zip:

Post or Print Name:

Address:

City:

State:

Zip:

Post or Print Name:

Address:

City:

State:

Zip:

With the necessary annex and other, under the penalties of perjury, that true and the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

*Edward C. & Virginia H. Chavatel*

*Richard G. Chavatel*

*Cynthia Bowden*

*1 Chesham Court*

*Hunt Valley, Md 21030*

*Miller-Bowden Associates, Inc.*

*461 Main Street, Reisterstown, Md 21136*

*832-5905*

*OFFICE USE ONLY*

*RECEIVED*

*DATE*

*12-17-93*

*1704-170*

### Miller-Bowden Associates, Inc. 94-172-SPH

Registered Land Surveyors  
13054 Tarragon Road  
Reisterstown, Maryland 21136  
Cynthia B. Bowden, L.S.  
(410) 833-5905 / FAX (410) 833-7409

#### Description of Portion of PLEASANT HILLS SUBDIVISION

Edward C. and Virginia H. Chavatel Property  
(lot 125, First Amended plat 2 of 4, Platbook 64 folio 67)  
and  
Highway Widening Area for Pleasant Hill Road  
to accompany

#### Petition for Special Hearing

#32 Pleasant Hill Road Owings Mills  
4th election district Baltimore County, Maryland

October 12, 1993

Beginning for the same on the north side of Pleasant Hill Road, approximately 1750 feet west of Reisterstown Road, at point #BD5 as shown on the First Amended Plat 2 of 4, PLEASANT HILLS, dated January 13, 1992, and recorded among the Land Records of Baltimore County at Plat book 64 folio 67, thence running along Pleasant Hill Road, and referring all bearings of this description to the Baltimore County Grid System,

- 1) South 75 degrees 42 minutes 30 seconds West 140.50 feet, thence leaving the road and running
  - 2) North 14 degrees 52 minutes 44 seconds West 295.16 feet, thence
  - 3) North 75 degrees 42 minutes 30 seconds East 140.50 feet, and thence
  - 4) South 14 degrees 52 minutes 44 seconds East 295.16 feet to the beginning.
- Containing 0.952 acres of land, more or less.



### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: H-4 Date of Posting: 11/17/93  
Posted for: Special Hearing  
Petitioner: Edward & Virginia Chavatel  
Location of property: 32 Pleasant Hill Rd, 1750' W of Reisterstown Rd  
Location of Sign: Facing the subject property being zoned  
Remarks: Posting for Special Hearing  
Posted by: Matthew Date of return: 11/17/93  
Number of Signs: 1

### CERTIFICATE OF PUBLICATION

TOWSON, MD. Nov 5, 1993

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 consecutive weeks, the first publication appearing on Nov 4, 1993.

*G. Harrison*  
G. HARRISON  
TOWSON, MD.

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

NOV 19-93

32 PLEASANT HILL RD.

94-172-SPH - \$ 250.00

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94-172-SPH - \$ 250.00

94-172-SPH - \$ 250.00



COPY

TO: POTTERY PUBLISHING COMPANY  
November 4, 1993 Issue - Jeffersonian

Please forward billing to:

Ed Chavatel  
1 Chesham Court  
Hunt Valley, Maryland 21030  
410-667-1745

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-172-SPH (Item 170)  
32 Pleasant Hill Road  
W/S Pleasant Hill Road, 1750' W of Reisterstown Road  
4th Election District - 3rd Councilmanic  
Petitioner/Owners: Edward C. and Virginia H. Chavatel  
HEARING: TUESDAY, NOVEMBER 23, 1993 at 10:00 a.m. in Rm. 106, County Office Building.

Special Hearing to approve an amendment to the Final Development of Pleasant Hills Subdivision: to revise the tract boundary by removing lot 1 from the overall subdivision, and to revise area, density, parking, and open space calculations accordingly.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

111 West Chesapeake Avenue  
Towson, MD 21204

OCTOBER 29, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-172-SPH (Item 170)  
32 Pleasant Hill Road  
W/S Pleasant Hill Road, 1750' W of Reisterstown Road  
4th Election District - 3rd Councilmanic  
Petitioner/Owners: Edward C. and Virginia H. Chavatel  
HEARING: TUESDAY, NOVEMBER 23, 1993 at 10:00 a.m. in Rm. 106, County Office Building.

Special Hearing to approve an amendment to the Final Development of Pleasant Hills Subdivision: to revise the tract boundary by removing lot 1 from the overall subdivision, and to revise area, density, parking, and open space calculations accordingly.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Edward and Virginia Chavatel  
Cynthia Bowden

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper

(410) 887-3353

111 West Chesapeake Avenue  
Towson, MD 21204

November 12, 1993

Mr. and Mrs. Edward C. Chavatel  
1 Chesham Court  
Hunt Valley, Maryland 21030

RR: Case No. 94-172-SPH, Item No. 170  
Petitioner: Edward C. Chavatel, et ux  
Petition for Special Hearing

Dear Mr. and Mrs. Chavatel:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on October 19, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

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on Recycled Paper

(410) 887-3353

111 West Chesapeake Avenue  
Towson, MD 21204

TO: Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204

FROM: Robert W. Pilson, Deputy Director  
Development Management, DEPRM  
Baltimore County Office Building  
Towson, MD 21204

RE: Zoning Advisory Committee Meeting  
for Development Item No. 170  
Item No. 170

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

If the amendment to the Final Development of Pleasant Hills Subdivision: to revise the tract boundary by removing lot 1 from the overall subdivision, and to revise area, density, parking, and open space calculations accordingly.

PWB



O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

10-29-93

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 170 (KT)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Bob Small*  
for DAVID M. RAMSEY, ACTING CHIEF  
John Conestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2268 Statewide Toll Free  
Mailing Address: P.O. Box 177 • Baltimore, MD 21202-0177  
Street Address: 787 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: November 5, 1993

SUBJECT: 32 Pleasant Hill Road

INFORMATION:

Item Number: 170

Petitioner: Chavatel Property

Property Size: \_\_\_\_\_

Zoning: D.R. 3.5

Requested Action: \_\_\_\_\_

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The Planning Board voted to approve the applicant's amendment to the Final Development Plan at Pleasant Hills on October 21, 1993.

Prepared by: *Jeffrey M. Long*

Division Chief: *Cathy L. Kenna*

PK/JL:lw

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

November 4, 1993

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson, Deputy  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #170 - Chavatel Property  
32 Pleasant Hill Road  
Zoning Advisory Committee Meeting of November 1, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

The Final Development Plan of Pleasant Hills Subdivision must show the public sewer extending to the Chavatel Property.

JLP:VK:sp

CHAVATEL/DEPRM/TXTSBP

Baltimore County Government  
Department of Permits and Licenses

111 West Chesapeake Avenue  
Towson, MD 21204

NOVEMBER 12, 1993

(410) 887-3610

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

MEETING OF NOVEMBER 1, 1993

Property Owner: MHL Realty Company  
Location: #1504 Reisterstown Road  
Item No.: #168 (MCR)

Property Owner: John Buxton and Margaret Buxton  
Location: #1702 Park Drive  
Item No.: #169 (RT)

Property Owner: Edward C. Chavatel & Virginia H. Chavatel  
Location: #32 Pleasant Hill Road  
Item No.: #170 (RT)

Property Owner: Lea Anne Dunton & Gary C. Dunton  
Location: #803 Katesford Road  
Item No.: #171 (JWC)

Property Owner: Steven W. Heiger & Peggy A. Heiger  
Location: #23 Glasshouse Garth  
Item No.: #172 (JRF)

Property Owner: Powerline Investments, Inc.  
Location: #1704 Middleborough Road  
Item No.: #173 (JLL)

Property Owner: Powerline Investments, Inc.  
Location: #1702 Middleborough Road  
Item No.: #174 (JLL)

Property Owner: Carol A. Grillo and Philip R. Grillo  
Location: #100 Armagh Drive  
Item No.: #175 (JCM)

Property Owner: Margaret Chenoweth & Donald L. Chenoweth &  
Edward Chenoweth  
Location: Lot Behind #2927 Chenoak Avenue  
Item No.: #176 (RT)

Baltimore County Government  
Department of Permits and Licenses



111 West Chesapeake Avenue  
Towson, MD 21204

NOVEMBER 12, 1993

(410) 887-3610

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

MEETING OF NOVEMBER 1, 1993

Property Owner: MHL Realty Company  
Location: #1504 Reisterstown Road  
Item No.: \*168 (MCR)

Property Owner: John Buxton and Margaret Buxton  
Location: #7702 Park Drive  
Item No.: \*169 (RT)

Property Owner: Edward C. Chavatel & Virginia H. Chavatel  
Location: #32 Pleasant Hill Road  
Item No.: \*170 (RT)

Property Owner: Lea Anne Dunton & Gary C. Dunton  
Location: #803 Katesford Road  
Item No.: \*171 (JMC)

Property Owner: Steven W. Heiger & Peggy A. Heiger  
Location: #23 Glasshouse Garth  
Item No.: \*172 (JRP)

Property Owner: Powerline Investments, Inc.  
Location: #1704 Middleborough Road  
Item No.: 173 (JLL)

Property Owner: Powerline Investments, Inc.  
Location: #1702 Middleborough Road  
Item No.: 174 (JLL)

Property Owner: Carol A. Grillo and Philip R. Grillo  
Location: #100 Armagh Drive  
Item No.: \*175 (JCH)

Property Owner: Margaret Chenoweth & Donald L. Chenoweth &  
Edward Chenoweth  
Location: Lot Behind #2927 Chenoak Avenue  
Item No.: #176 (RT)

Miller-Bowden Associates, Inc. 94-172-SFH

Registered Land Surveyors

13054 Tarragon Road  
Reisterstown, Maryland 21136  
(410) 833-5905 / FAX (410) 833-7409

C. Brooke Miller, R.P.L.S.

Cynthia B. Bowden, L.S.

To: Baltimore County  
Zoning

Date: 10-19-93

Attn:

Re: Pleasant Hills  
(Chavatel)

We are transmitting the following:

3 Petition for Special Hearing  
Check - \$250 filing fee + \$25" - \$275.00  
12 prints plan - Amended FDP  
1 Zoning map NW 12I  
3 descriptions

for review and comment as requested  
for approval for your information

Remarks:

If you have any questions, or need additional information, please  
do not hesitate to call.

Sincerely,  
Cynthia Bowden

cc: Ed Chavatel

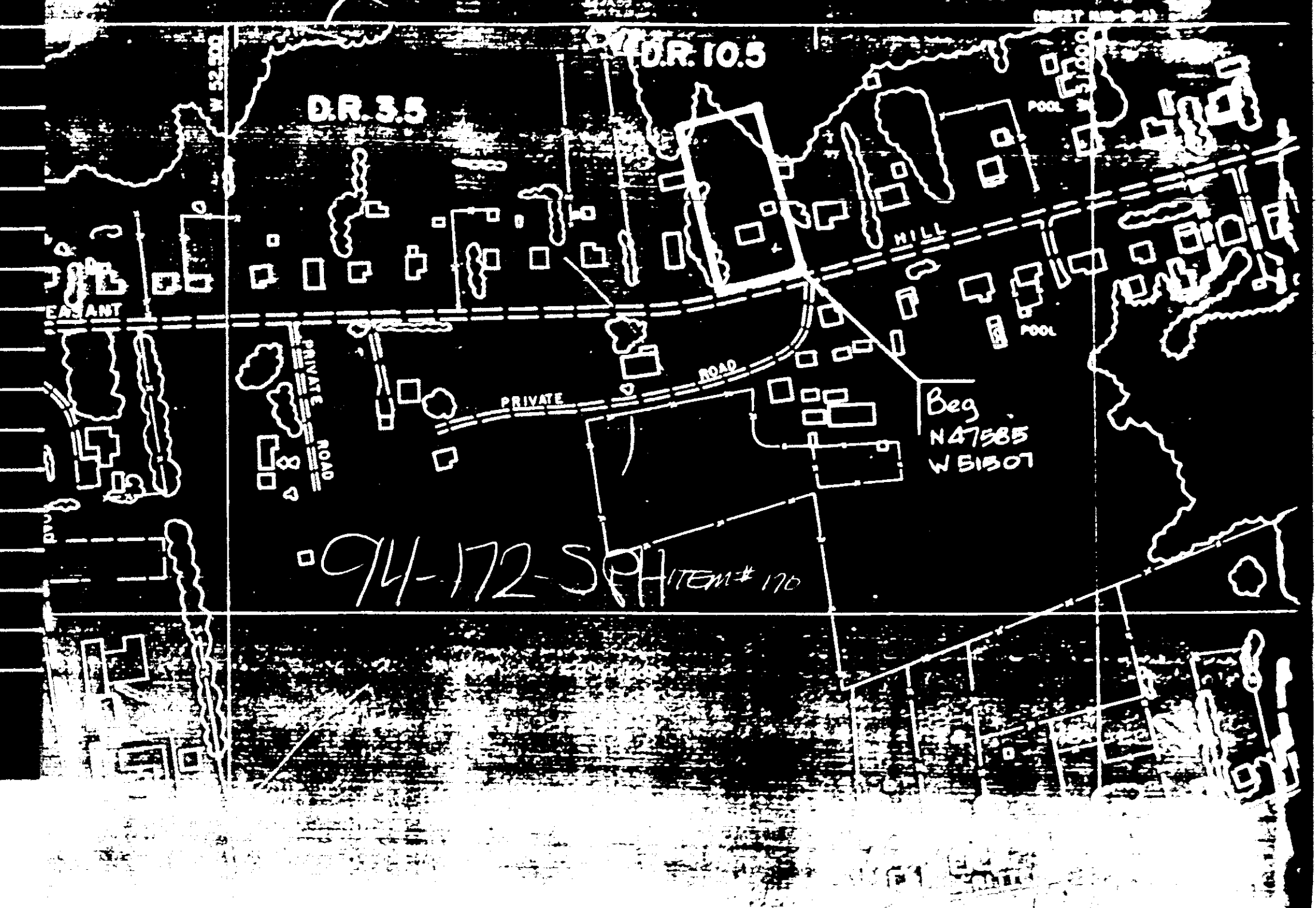
ITEM # 170

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

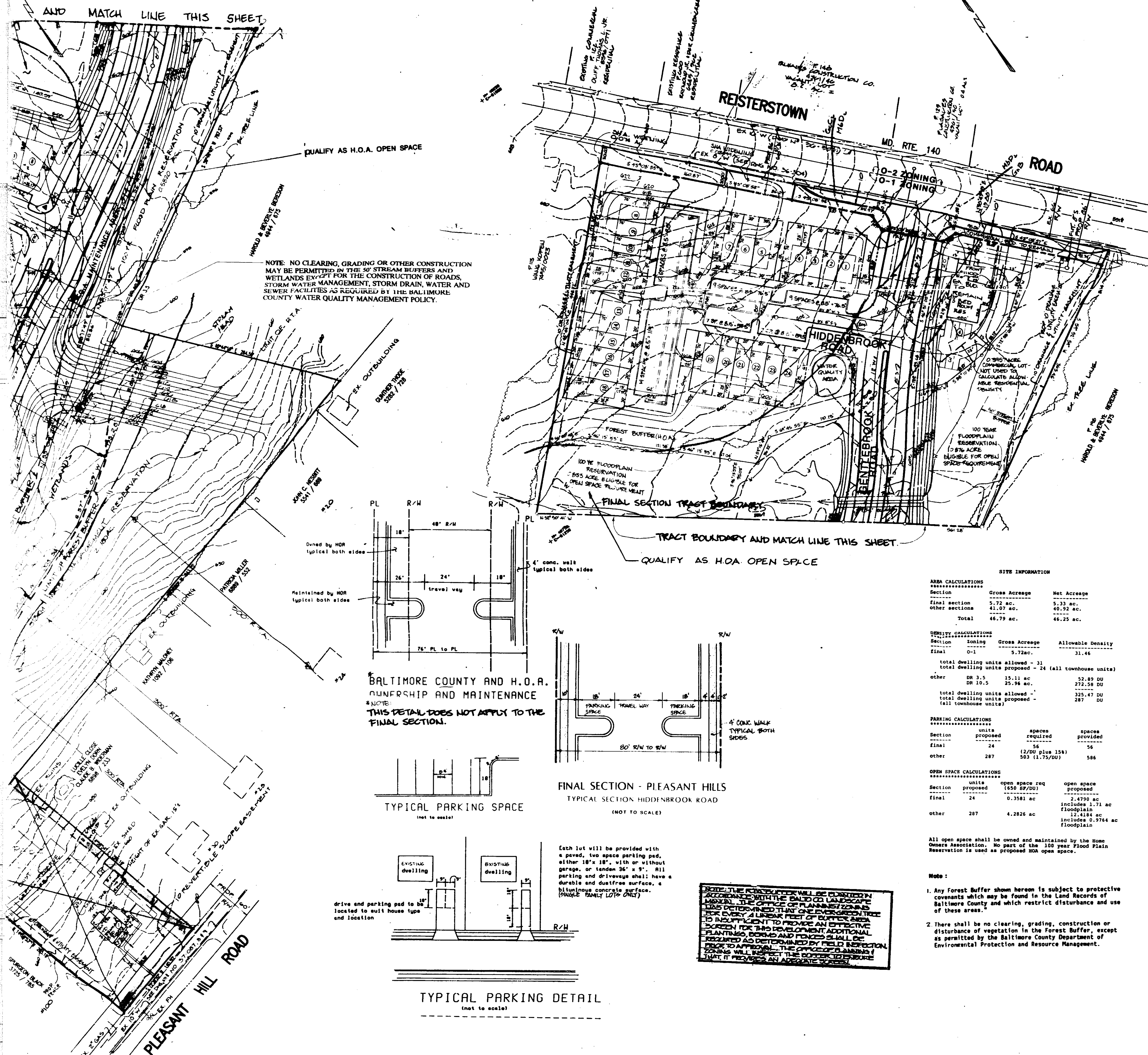
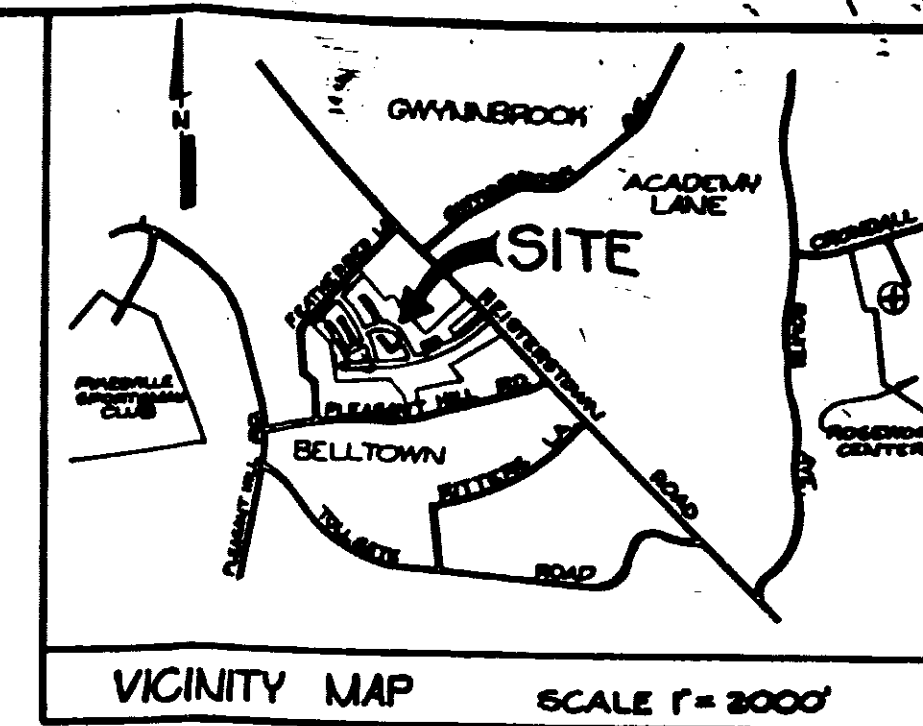
NAME	ADDRESS
<u>Miller-Bowden Assoc</u>	<u>401 Main St</u>
<u>Cynthia Bowden</u>	<u>Reisterstown 21136</u>
<u>E. C. CHAVATEL JR.</u>	<u>100 PLEASANT HILL RD.</u>
<u>RICHARD C. CHAVATEL</u>	<u>HURT VALLEY, MD 21030</u>

ZONING MAP NW 12I





# PLEASANT HILLS-FINAL SECTION



SOIL TYPE	AREA	STORM DRAINAGE	STORM DRAINAGE	STORM DRAINAGE	STORM DRAINAGE
Gr SS	13.97 ac.	Slight	Recessed	Recessed	Recessed
Gr SS	21.59 ac.	Slight	Recessed	Recessed	Recessed
Gr SS	11.21 ac.	Slight	Recessed	Recessed	Recessed
Gr SS	11.21 ac.	Slight	Recessed	Recessed	Recessed
Gr SS	11.21 ac.	Slight	Recessed	Recessed	Recessed
Gr SS	11.21 ac.	Slight	Recessed	Recessed	Recessed
Gr SS	11.21 ac.	Slight	Recessed	Recessed	Recessed
Gr SS	11.21 ac.	Slight	Recessed	Recessed	Recessed
Gr SS	11.21 ac.	Slight	Recessed	Recessed	Recessed
Gr SS	11.21 ac.	Slight	Recessed	Recessed	Recessed

- ### GENERAL NOTES
- All lots shown hereon are for sale.
  - All proposed roads and utilities are to be public unless otherwise noted.
  - The site is within the 9th Councilmanic District, Census Tract 8404, watershed No. 1, and subwatershed No. 1.
  - There are no known archaeological sites, endangered species habitats, historic buildings, or hazardous materials on this site.
  - Existing vegetation: PINEAPPLE GROWTH, WEEDS, DECIDUOUS TREES + SHRUBS.
  - A landscaping plan will be submitted and approved in accordance with the Landscaping Manual prior to the issuance of any building permits.
  - All local open space shall be owned and maintained by Baltimore County, all non-open space, by the Home Owners Association.
  - Trash will be collected by Baltimore County.
  - Street lighting shown thusly: Mounting height will be maximum 14', directed away from any adjoining residence.
  - Sidevents are required on all streets.
  - All parking spaces will be a minimum of 9' x 18'.
  - Average daily trips shown thusly:
  - Tax account number: 066-0
  - Title reference: 066-0
  - Envelopes shown hereon are for the location of principal buildings only. Necessary structures, fences, and projections into yards may be constructed outside the envelope, but must comply with Sections 381 and 488 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits).
  - EXCEPT FOR THE "FINAL SECTION", WINDOWS SHALL satisfy the following:
    - 15' min. window to property line
    - 25' min. window to street right-of-way
    - 35' min. window to tract boundary
    - 48' min. facing windows in different buildings
  - The maximum width of any building on group of attached buildings shall be 38', except in residential transition areas where maximum width shall be 138'. DOES NOT APPLY TO THE "FINAL SECTION".
  - Within a residential transition area, the minimum setbacks are as follows: 75' at the side, 158' at the rear. DOES NOT APPLY TO "FINAL SECTION".
  - Private yard space: minimum 588 square feet in one contiguous area with a minimum depth of 15'.
  - Public view: available to this site.
  - Public view: available to this site.
  - Necessary structures, fences and projections into yards may not be located in flood plain areas or hydric soils.
  - The exact location of curb cuts for driveways or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs.
  - If drainage, utility and utility easements are fenced, at least 5' must remain open for pedestrian access.
  - If townhouses are built near or on the 588 sq. ft. envelope line, on-grade decks will require a zoning variance (public hearing) if they project more than 4' x 18' and extend into the required 588 sq. ft. open yard space. Walk-out or second level decks are permitted to extend into the required yard space if they remain open underneath. See policy 5-11.C.3.d. Certain lots on this plan contain only 588 sq. ft. of open yard space.
  - This development plan complies with the CRP plan and all CRP covenants.

### SITE INFORMATION

AREA CALCULATIONS	Gross Acreage	Net Acreage
Section	5.72 ac.	5.33 ac.
Other sections	41.07 ac.	40.52 ac.
Total	46.79 ac.	45.85 ac.

UNIT CALCULATIONS	Gross Acreage	Allowable Density
Section	5.72 ac.	31.46
Other sections	41.07 ac.	31.46
Total	46.79 ac.	31.46

PARKING CALCULATIONS	units	spaces required	spaces provided
Section	24	56	56
Other	287	568	568
Total	311	624	624

OPEN SPACE CALCULATIONS	units	open space req.	open space provided
Section	24	0.3581 ac.	2.4790 ac.
Other	287	4.2826 ac.	12.4184 ac.
Total	311	4.6407 ac.	14.8974 ac.

All open space shall be owned and maintained by the Home Owners Association. No part of the 100 year Flood Plain Reservation is used as proposed non open space.

- ### Notes:
- Any Forest Buffer shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
  - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

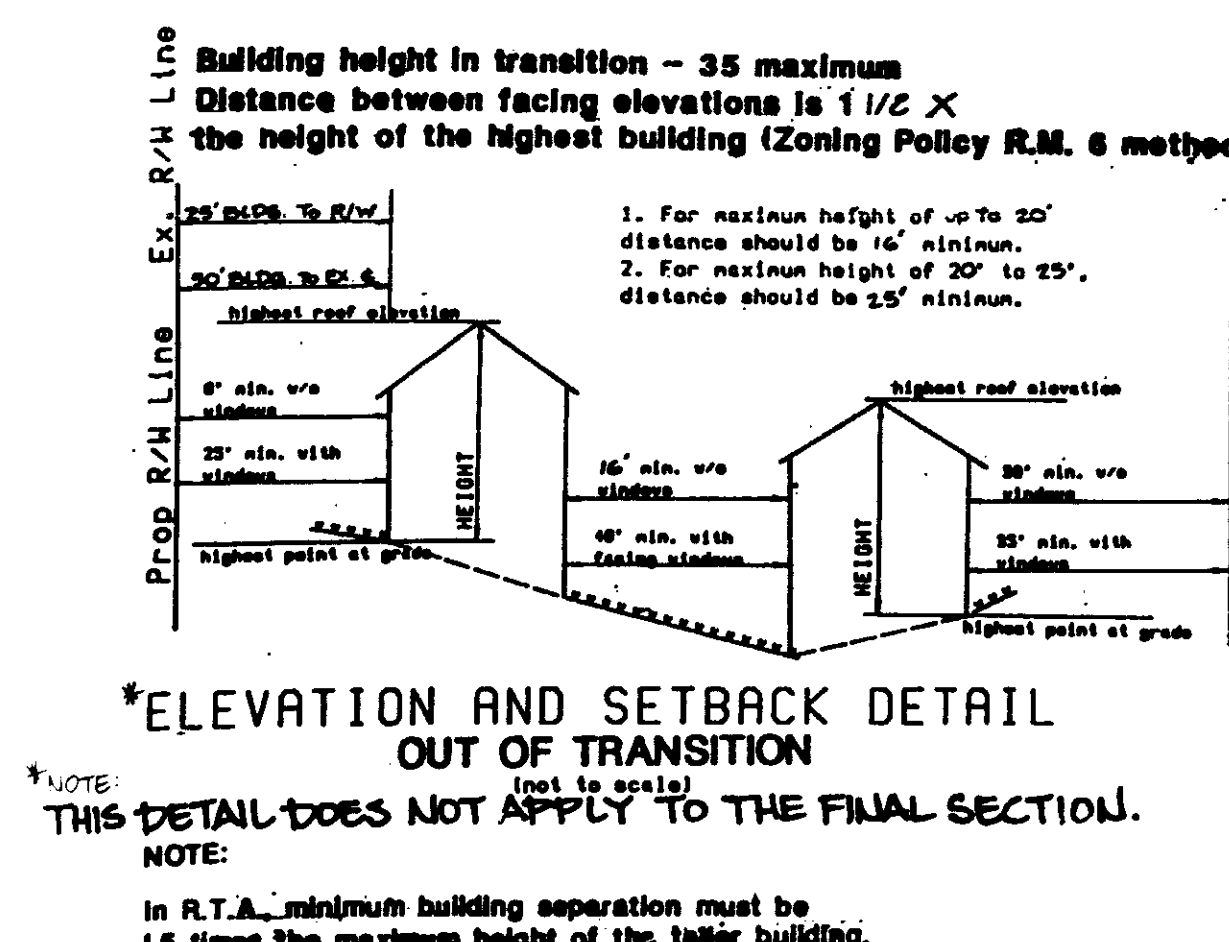
## 4th AMENDED FINAL DEVELOPMENT PLAN "PLEASANT HILLS"

4TH ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE: 1" = 50'  
Sept 21, 1993  
ORIGINAL CRP PLAN APPROVED: NOV. 20, 1990

4th Amendment by Miller-Bowden Associates, Inc.  
13054 Terragon Road  
Reisterstown, Maryland 21136

Reason for 4th Amendment (September 17, 1993)  
1. Revising tract boundary by removing lot 1 from the overall subdivision, and revising area, density, parking, and open space calculations accordingly.

- ### FINAL SECTION Setbacks, Length & Height Requirements
- Front of building face to public street R.O.W. - 13 ft. for townhouses with perpendicular parking.
  - Side of building face to a side building face or public street R.O.W. - 25 ft.
  - Rear of building to a public street R.O.W. - 45 ft. at least 20 ft. of this setback shall be a landscape buffer.
  - Building face in tract boundary - 30 ft.
  - Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 ft.
  - Maximum building height - 50 ft.
  - Maximum length of building shall be 6 units or 180 ft., whichever is less.



Original F.D.P. and 1st Amendment by D.S. Taylor  
Reason for 1st Amendment (Dec. 25, 1990)  
ELIMINATE SINGLE FAMILY LOTS 2 & 3 AND ELIMINATE PANHANDLE ENTRANCE INTO LOT 1 FROM GENTLEBROOK ROAD.  
RETURN LOT NO. 1 BACK TO ORIGINAL DIMENSIONS AND ALLOW EXISTING SEWER SYSTEM TO REMAIN.  
REVISE APPLICANT/OWNER, DEED REFERENCES AND TAX NUMBERS TO REFLECT THE MOST CURRENT INFORMATION.  
ALL OWNERS WITHIN 90' OF THIS CHANGE HAVE BEEN LISTED AT LEFT.  
ADJUST DENSITY CALCULATIONS ACCORDINGLY.

2nd Amendment by KCI Technologies, Inc.  
Reason for 2nd Amendment (Feb. 1991)  
CHANGE OF USE: 11000 REISTERSTOWN ROAD ONLY, FROM SE-DWELLING TO CL-A GENERAL OFFICE USE WITH ASSOCIATED PARKING IN AN O-1 ZONE. NO LOTS HAVE BEEN SOLD WITHIN 90'.

3rd Amendment by KCI Technologies, Inc.  
Reason for 3rd Amendment (Feb. 1991)  
REVISE TRACT BOUNDARY AND SHOW DENSITY AND OPEN SPACE INDEPENDENCE BETWEEN "FINAL SECTION" AND THE OTHER SECTIONS OF PLEASANT HILLS.

OFFICE OF PLANNING AND ZONING	
APPROVED BY:	DATE:
DIRECTOR OF PLANNING	DATE
DIRECTOR OF ZONING	DATE

PETITIONER'S  
EXHIBIT NO. 1



# PLEASANT HILLS-OTHER SECTIONS

QUALIFY AS H.O.A. OPEN SPACE

TRACT BOUNDARY AND MATCH LINE THIS SHEET



NOTE: NO CLEAR MAY BE PERMITTED WITHIN EXISTING STORM WATER SEWER FACILITY COUNTY WATER

- Other than the undersigned lot owners, no other lots have been sold that are within 300' of the 4th amendment changes.
  - The signatures below represent owners within 300' of amendment 44 (i.e., removal of lot 1 from the overall subdivision).
- |                       |                       |
|-----------------------|-----------------------|
| #131 Gentlebrook Road | #135 Gentlebrook Road |
| Stephen Grabner       | Jonathan Van Hoven    |
| Amy Grabner           | Deborah Van Hoven     |
| #133 Gentlebrook Road | #137 Gentlebrook Road |
| Satyawati Gardia      | Linda Eddy            |

1. DECISIONS BY THE UNDERSIGNED LOT OWNERS, NO OTHER LOTS HAVE BEEN SOLD THAT ARE WITHIN 300' OF THE 1ST AMENDMENT CHANGES.

2. THE SIGNATURES BELOW REPRESENT OWNERS WITHIN 300' OF AMENDMENT 44 (I.E., REMOVAL OF LOT 1 FROM THE OVERALL SUBDIVISION).

3. THE SIGNATURES BELOW REPRESENT OWNERS WITHIN 300' OF AMENDMENT 44 (I.E., REMOVAL OF LOT 1 FROM THE OVERALL SUBDIVISION).

4. THE SIGNATURES BELOW REPRESENT OWNERS WITHIN 300' OF AMENDMENT 44 (I.E., REMOVAL OF LOT 1 FROM THE OVERALL SUBDIVISION).

5. THE SIGNATURES BELOW REPRESENT OWNERS WITHIN 300' OF AMENDMENT 44 (I.E., REMOVAL OF LOT 1 FROM THE OVERALL SUBDIVISION).

ALL SECTIONS EXCEPT FOR FINAL SECTION

**OWNER / DEVELOPER**

PULTE HOME CORPORATION

MARYLAND DIVISION

11120 NEW HAMPSHIRE AVENUE

SILVER SPRING, MD 20904

(301) 491-9000

ATTN: MR. JES BITTNER

**FINAL SECTION**

**OWNER/DEVELOPER**

TRI-STATE REFRIGERATION COMPANY

2300 SINCLAIR LANE

BALTIMORE, MARYLAND 21213

(410) 276-6050

Original P&P not for Amendment 44 (I.E., Removal of Lot 1 from the Overall Subdivision).

1. REVISIONS TO SINGLE FAMILY LOTS 1 & 3 AND REMOVAL OF LOT 1 FROM GENTLEBROOK ROAD.

2. REVISIONS TO SINGLE FAMILY LOTS 1 & 3 AND REMOVAL OF LOT 1 FROM GENTLEBROOK ROAD.

3. REVISIONS TO SINGLE FAMILY LOTS 1 & 3 AND REMOVAL OF LOT 1 FROM GENTLEBROOK ROAD.

4. REVISIONS TO SINGLE FAMILY LOTS 1 & 3 AND REMOVAL OF LOT 1 FROM GENTLEBROOK ROAD.

5. REVISIONS TO SINGLE FAMILY LOTS 1 & 3 AND REMOVAL OF LOT 1 FROM GENTLEBROOK ROAD.